

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Tacoma Consortium State: WA

PJ's Total HOME Allocation Received: \$27,685,099 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 14			
% of Funds Committed	98.41 %	95.93 %	2	94.94 %	82	82	
% of Funds Disbursed	88.55 %	88.57 %	7	84.35 %	61	59	
Leveraging Ratio for Rental Activities	8.44	6.83	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.72 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.66 %	79.79 %	2	68.05 %	88	83	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.08 %	93.57 %	7	79.65 %	86	82	
% of 0-30% AMI Renters to All Renters***	68.92 %	63.98 %	8	44.76 %	88	85	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.07 %	1	94.31 %	100	100	
Overall Ranking:			In State:	3 / 14	Nationally:	98	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,152	\$25,028		\$25,245	325 Units	20.30 %	
Homebuyer Unit	\$25,151	\$19,416		\$14,395	279 Units	17.40 %	
Homeowner-Rehab Unit	\$40,510	\$19,280		\$20,186	93 Units	5.80 %	
TBRA Unit	\$3,158	\$1,680		\$3,142	905 Units	56.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tacoma Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$95,507	\$126,830	\$45,288
State:*	\$112,262	\$107,034	\$23,751
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	51.7	46.6	74.2	41.1
Black/African American:	35.1	23.3	17.2	45.4
Asian:	3.4	14.3	3.2	0.7
American Indian/Alaska Native:	0.6	0.7	0.0	1.0
Native Hawaiian/Pacific Islander:	0.0	0.7	2.2	1.0
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.8	0.0	0.3
Asian/Pacific Islander:	4.0	1.4	0.0	2.4

ETHNICITY:

Hispanic	4.9	11.1	3.2	8.1
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HOUSEHOLD SIZE:

1 Person:	54.2	15.4	54.8	18.5
2 Persons:	18.5	16.5	25.8	41.7
3 Persons:	17.8	25.8	9.7	18.7
4 Persons:	5.5	17.9	4.3	9.4
5 Persons:	2.2	12.2	4.3	5.0
6 Persons:	0.9	6.5	0.0	4.0
7 Persons:	0.6	3.6	1.1	1.5
8 or more Persons:	0.3	2.2	0.0	1.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	32.6	25.4	24.7	19.7
Elderly:	27.1	2.9	48.4	0.4
Related/Single Parent:	29.8	25.4	6.5	69.3
Related/Two Parent:	8.6	44.1	18.3	7.3
Other:	1.8	2.2	2.2	3.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	36.9	0.0 [#]
HOME TBRA:	1.8	
Other:	28.3	
No Assistance:	32.9	

of Section 504 Compliant Units / Completed Units Since 2001 782

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tacoma Consortium

State: WA

Group Rank: 98
(Percentile)

State Rank: 3 / 14 PJs

Overall Rank: 98
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	87.66	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.08	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.64	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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